

MINUTES
Unapproved
WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers

May 23, 2012

The meeting was called to order at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Joanna Grama, Peter Gray, Larry Oates, Linda Sorensen,
Dottie Rausch

Absent: Janet Elmore

Redevelopment Commission President Oates noted a correction to the Agenda item number II F. which was incorrectly listed as RC 2017-7 and should be Resolution RC 2012-7. President Oates also stated the Faith West Project Bond Issue discussion was not a Redevelopment Commission matter as incorrectly reported by the media, but rather an item to be discussed by the Economic Development Commission at their meeting which will be held at noon in the Council Chambers on Thursday, May 24, 2012.

Old Business:

Minutes

Commissioner Curtis moved to approve the amended minutes of the March 23, 2012 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as amended 5-0. Commissioner Grama motioned to approve the minutes of the April 18, 2012 meeting of the Redevelopment Commission. Commissioner Gray seconded. The minutes were approved as written 5-0.

Project Updates

Public Works Director Dave Buck updated the Commission on the following projects:

- Cumberland Avenue Reconstruction Phase II – Storm sewer construction is progressing and retaining walls are being poured. Rieth-Riley has a change order to cover additional IDEM requirements which will be funded by the Wastewater Utility Department. Gas lines will be addressed on a case-by-case basis. Phase I is planned to be complete by early June, with Phase II from Manchester to Salisbury Street being constructed from June to July and Phase III, to the Yeager intersection, is scheduled for August to November.

- Yeager Road Phase I – Detour on Northwestern Avenue at Yeager has started. A dual left-turn lane at Salisbury for northbound traffic has helped ease traffic congestion. Milestone has removed the entire road south of Anthrop and local traffic is running on the

stone surface which appears to be working satisfactorily. Some additional utility conflicts have been discovered and are being resolved. Project is on schedule.

- Yeager Road Phase II – Area north of Kalberer Road to the Research Park plans are being prepared for bidding in late June with bids due in late July. Designs are being coordinated with ARPL, PRF and West Lafayette for the future building, subdivision streets, stormwater retention, lift station and storm sewers. The construction period is estimated to be from August to December for the road project.

- Harrison Street – Work is nearly complete. Milestone is wrapping up final details. A ribbon cutting ceremony is tentatively being planned for June 14, 2012 at 11 a.m.

- Street Resurfacing – Project is underway. Rieth-Riley is working on several of the city streets within and outside of the TIF Districts. Work on South and Salisbury Streets is being coordinated between Rieth-Riley and ARCO, the Chauncey Square contractor. Ramps, sidewalks and curb repairs as well as ADA improvements are underway. An additional appropriation is anticipated to cover all necessary repair work.

West Lafayette Public Art Advisory Group Chair Craig Martin gave a brief history of the group which was developed as a result of recommendations by the City's strategic plan. The committee was established to review types of artwork and examine possibilities for specific projects. The donated sculpture, *Point of Departure*, was installed last week in front of Greyhouse Coffee co. The first major commission for the Chauncey Village Walkway Project (fka Gumball Alley) is underway and being refined for long-term feasibility, safety and maintenance.

Parks Superintendent Joe Payne updated the Commission on the following project:

- Wabash Heritage Trail Extension Phases I and II – Phase I has been closed but arbitration and negotiation with INDOT may continue for up to 60 days. Much of the stone on Phase II has been installed and paving is scheduled to begin in July. The project is scheduled to be completed in fall of 2012.

Department of Development Director Chandler Poole updated on the following project:

- Fire Station No. 3 – The groundbreaking for Fire Station No. 3 is scheduled for this afternoon at 3:00 p.m. directly across the street from the temporary fire station on Kalberer Road.

Agreement for Reimbursement with CI Chauncey Square Property Owner

The project borders Salisbury Street, South Street, Columbia and Chauncey Avenue. Chandler Poole explained the agreement provides reimbursement to CI Chauncey Square Property Owner, LLC for streetscape improvements of the project in an amount not to exceed \$250,000. Stephen Bus with Campus Acquisitions referred to an illustration and explained the planned streetscape improvements to the project for Salisbury and South Streets. Reimbursement will be made upon the presentation of approved, paid invoices. Commissioner Curtis motioned to approve the Agreement for Reimbursement between the

West Lafayette Redevelopment Commission and the CI Chauncey Square Property Owner, LLC for streetscape improvements, sidewalks and curbs, around the Chauncey Square Property in an amount not to exceed \$250,000 for improvements with the current estimated amount being \$236,252.17. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports which listed today's claims. Current fund cash balances were also listed for each TIF District. Settlements are expected to be received at the end of June. Revenue estimate revisions are currently in process due to a correction in the billing for the county. TIF parcel data provided by the County Auditor are currently being evaluated by financial consultant Jim Treat. Development Incentive balances in the KCB and Levee/Village TIF Districts were pointed out for reference later in today's meeting.

Payment of Claims

Sagamore Parkway TIF Claims

\$21,085.66

Commissioner Grama moved to pay the Sagamore Parkway TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$21,085.66 passed 5-0.

KCB TIF Surplus Claims

\$516,327.54

Commissioner Sorensen moved to pay the KCB TIF Surplus claims. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$516,327.54 passed 5-0.

Levee/Village TIF Claims**\$11,029.59**

Commissioner Gray moved to pay the Levee/Village TIF Surplus claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$11,029.59 passed 5-0.

Quote Opening – Fire Department Extrication Tools

Fire Chief Tim Heath reviewed the critical need to obtain updated extrication tools (“jaws of life”) and equipment necessary for newer vehicles. It is estimated that new equipment can be purchased for approximately \$100,000. Current tools were shown and their use explained by the members of the Fire Department. The new equipment is lighter and can be operated by one, rather than two firefighters and is more portable. One set of new equipment is to be obtained for each of the three fire stations. A transfer of funds is necessary to purchase the equipment from the Levee/Village TIF Equipment Fund. Redevelopment Commission Treasurer Rhodes opened and announced the quotes.

Quotes received were as follows:

MES Municipal Emergency Services Inc.	
Total for 3 sets of equipment w/o Options	\$78,618.00
Option 1	n/a
Option 2	3,060.00
Trade-In Value	(\$5,000)
Grand Total	\$76,678.00

5 Alarm Fire & Safety Equipment, LLC	
Total for 3 sets of equipment w/o Options	\$55,999.98
Option 1 (Qty. not stated, not included in total)	891.00ea
Option 2 (Qty. not stated, not included in total)	691.00 ea
Trade-In Value	Included in Price
Grand Total (w/o Options)	\$55,999.98

The quotes were taken under advisement. Commissioner Curtis moved to give the authority to the City of West Lafayette Fire Department to accept the lowest and most responsive quote for the purchase of extrication tools in an amount not to exceed \$100,000.00 and authorize the Board of Works to approve the payment of related claims for the equipment. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Resolution RC 2012-5 Transfer of Funds

Commissioner Grama moved to approve Resolution RC 2012-5 A Resolution Requesting the Transfer of Funds. Commissioner Gray seconded. The resolution transfers funds as follows to provide for the purchase of the fire station equipment:

From:	77-394	Contract Services (Dev. Incentives)	\$100,000.00
To:	77-444	Other Equipment	\$100,000.00

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Resolution RC 2012-6

Commissioner Sorensen moved to approve Resolution RC 2012-6 A Resolution of the City of West Lafayette, Indiana, Redevelopment Commission Authorizing the Disposition (Subject to the Prior Acquisition Thereof) Of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Development Area. Commissioner Grama seconded. Mr. Poole stated the resolution is regarding the Redevelopment Commission purchase of land in the Purdue Research Park on which a new facility for ARPL (Automotive Robotic Proving Labs) will be built. Two appraisals have been obtained on the property. The new building will be the first in the development of the Research Park Phase III. Commission President Oates explained purchasing the property is part of the development incentive offered to ARPL. An explanation of the procedure and time line was provided by Commission Attorney Tom Brooks, Jr. Any bids received to purchase the property will be opened at the June 20, 2012 Redevelopment Commission meeting. Funding for the purchase was discussed. Mayor Dennis commented favorably on the acquisition as a wise investment which serves to diversify the Research Park and thanked the Commission for their consideration. Joe Hornett, Senior Vice President Purdue Research Foundation, gave a brief history of similar successful situations previously carried out by the Redevelopment Commission and the Research Park. He stated ARPL is a world-wide engine testing facility which will bring a new dimension to the Research Park. The company has committed to 20 jobs paying approximately \$65,000 annually. Mr. Hornett commented it is a great success for the community as well as the Research Park.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Resolution RC 2012-7

Commissioner Grama moved to approve Resolution RC 2012-7 A Resolution of the City of West Lafayette Redevelopment Commission Authorizing the Disposition of Real Property (Subject to its Prior Acquisition) Situated in Levee/Village Economic Development Area. Commissioner Gray seconded. Chandler Poole stated this project is located in Wabash Landing and relates to the acquisition of property on the north side of Brown Street; primarily the retail area and the area under the apartment complex. The project is designed to help incentivize development in Wabash Landing, boost the existing retail and utilize the parking garage. Two appraisals have been obtained. President Oates reviewed the original development of Wabash Landing and the current plans to build a 101 room extended-stay hotel. The land would be purchased by the Redevelopment Commission and sold to Tapawingo Hotel LLC. Mr. Jimmy Curtis, Tapawingo Hotel LLC

distributed illustrations of the area to be demolished and the proposed hotel project. Approximately 35 new jobs are anticipated. Over \$150,000 of annual real estate taxes are estimated to be realized from the project. Questions from the Commissioners were addressed by Mr. Jimmy Curtis. Funding for the purchase was discussed. Mayor Dennis commented an extended-stay hotel will cater to existing businesses, address a niche market and generate needed revenue. Mr. Jimmy Curtis stated he would like to begin the project this year.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Request to Authorize Board of Works to Approve Public Art Incidental Expenses

The request is concerning the payment of miscellaneous expenses related to the installation of artwork in the village. Commissioner Sorensen moved to authorize the Board of Works to spend up to \$1,000 out of the Levee/Village Development Incentives Fund with regard to public art incidental expenses for the installation of Ben Sutter's public art in the village. Commissioner Curtis seconded. Complete documentation is required for payment or reimbursement.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Change Order No. 1 – Cumberland Ave. Ph. II – Rieth Riley

Commissioner Gray moved to approve Change Order No. 1 to the contract with Rieth Riley Construction Company. Commissioner Curtis seconded. Dave Buck reviewed the details of the change order which is an increase of \$140,726.53 to the contract. \$16,484.07 of the change order is the Redevelopment Commission portion; the remaining portion of \$124,252.46 will be paid by the Wastewater Department. The change order also increases the contract time by seven days.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Change Order No. 1 – 2 – Yeager Road – INDOT

Commissioner Gray moved to approve Change Order Nos. 1-2 to the INDOT contract for Yeager Road. Commissioner Curtis seconded. Dave Buck provided details of the change orders which result in a net deduction of \$11,866.30 to the contract.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Other

President Oates requested the department heads to begin working with Clerk-Treasurer Rhodes on the 2013 Spending Plan for the July 11, 2012 meeting. The next meetings were confirmed:

Wednesday, June 20, 2012 – 8:30 a.m.

Wednesday, July 11, 2012 – 8:30 a.m.

Wednesday, August 22, 2012 – 8:30 a.m.

There was no further new business.

Public Comment

Public comment was requested. Counselor Vicki Burch thanked the Commission for their service. She requested an update on the MetroNet project. Chandler Poole answered the initial engineering study update will be provided at the June meeting and a presentation is planned for the July meeting of the Commission.

Adjourn

There being no further new business, Commissioner Gray motioned to adjourn. Commissioner Sorensen seconded. The meeting adjourned at 10:34 a.m.

Linda M. Sorensen
Secretary

Approved:

Lawrence T. Oates
President